



Connells

Church Close
Frampton Cotterell Bristol

Church Close Frampton Cotterell Bristol BS36 2BB

for sale
£700,000



Property Description

Nestled within beautifully green surroundings and enjoying stunning views, this detached bungalow offers an excellent blend of space, comfort and tranquillity.

The property is entered via a charming glazed porch, leading into a central hallway providing access to all principal rooms. The spacious lounge is a welcoming retreat, featuring a cosy gas fireplace and large picture windows that fill the room with natural light.

Further along the hallway is a shower room comprising a shower, WC and wash hand basin. At the heart of the home is the impressive kitchen/dining room, fitted with sleek grey cabinetry, marble-effect worktops, two built-in ovens, an integrated dishwasher and fridge/freezer. The dining area enjoys a large window overlooking the garden, creating a bright and airy environment. Beyond, a second shower room and a practical utility room with external access add further convenience.

Two generous bedrooms provide comfortable accommodation. Bedroom One benefits from extensive fitted wardrobes and storage, while Bedroom Two also features built-in wardrobes.

Completing the accommodation is a 3rd bedroom, ideal for relaxing, which flows into the light-filled conservatory. From here, doors open onto the rear garden, featuring a spacious tiled patio and lawn, perfect for outdoor dining and entertaining.

A substantial garage, attractive outdoor space and breathtaking views further enhance this wonderful home in a sought-after setting.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once

these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Porch

Big Double Glazed Windows and Door

Hall

Gives Access to all Rooms as well as Hall Storage Cupboard, Radiator

Lounge

19' 6" x 13' (5.94m x 3.96m)
Double Glazed Windows, Radiator, Fireplace

Bathroom

7' 9" x 7' 3" (2.36m x 2.21m)
Walk in Shower, Pedestal Toilet, Wash Hand Basin, Double Glazed Frosted Window, Towel Radiator

Kitchen/Dining Room

20' 4" x 11' 11" (6.20m x 3.63m)
Kitchen: Marble Surface, Double Glazed Windows, 2 Built in Ovens, Induction Hob, Dishwasher and Fridge Freezer Built in.
Diner: Big Double Glazed Window, Radiator

Utility Room

9' 9" x 8' 10" (2.97m x 2.69m)
Storage Space, Double Glazed Window, Space for Washing Machine and Dryer

Bathroom

6' 8" x 5' (2.03m x 1.52m)
Double Glazed Frosted Window, Pedestal Toilet, Shower, Wash Hand Basin, Towel Radiator

Bedroom 1

15' 7" x 10' 8" (4.75m x 3.25m)

Double Glazed Window, Built in Storage/Wardrobes, Radiator

Bedroom 2

11' 8" x 9' 11" (3.56m x 3.02m)

Double Glazed Window, Built in Wardrobes, Radiator

Bedroom 3

12' 1" x 10' 11" (3.68m x 3.33m)

Radiator, Double Glazed Windows and Door to Conservatory

Conservatory

10' 2" x 6' 6" (3.10m x 1.98m)

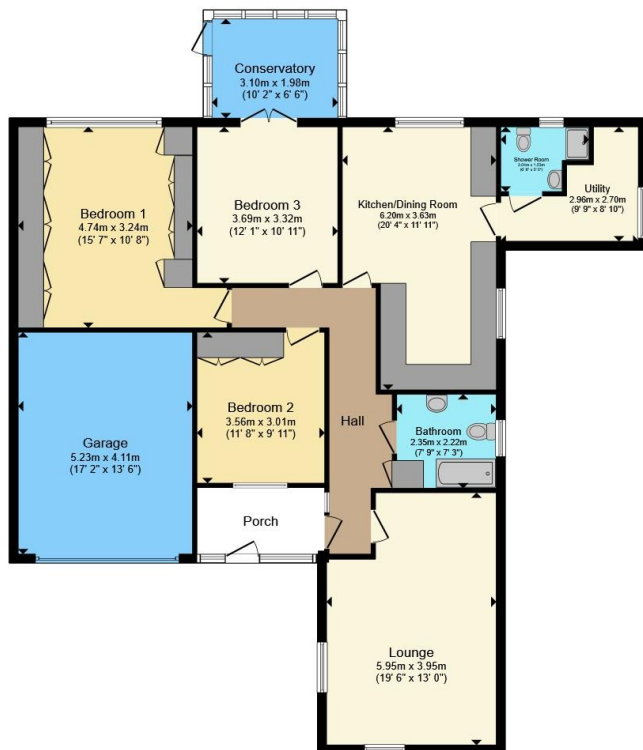
Full Double Glazed Windows, Door to Garden

Garden

Garage

17' 2" x 13' 6" (5.23m x 4.11m)





Total floor area 142.6 m² (1,535 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
 BRISTOL BS37 4PH

EPC Rating: D Council Tax
 Band: E

view this property online connells.co.uk/Property/YAT308501

Tenure: Freehold



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